
 2 Bedrooms

 1 Bathroom

 1 Reception

 EPC Band C

Freehold

Council Tax Band:  
D £2,275.22 (2024/2025)

Local Authority:  
St Albans City & District Council



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Puddingstone Drive, St. Albans, AL4 0GY  
**Guide price of £500,000**



Immaculate two-bed terraced home in Highfield Park, near countryside & St Albans City. Off-street parking & potential to extend.

### Description

A fantastic opportunity to secure a move-in ready property in a sought-after area. This attractive two-bedroom terraced house is located on a quiet cul-de-sac off Puddingstone Drive. To the front, there is an allocated parking space with a paved path leading to the front door, along with visitor parking. The inner hallway has access to the cloakroom with w/c and hand wash basin. The kitchen has numerous storage cupboards, an integrated oven with hob and front aspect windows. The spacious and bright living room has an under stairs storage cupboard and door leading to the rear garden. On the first floor, the principal bedroom has rear aspect windows, while bedroom two is also of a double size and has front aspect windows. The bathroom features a bath with shower-over, w/c, and hand wash basin. The rear garden, approximately 40ft long, includes a paved patio, lawn and a wooden shed. Council Tax Band: D £2,275.22 (2024/2025)

### Location

Puddingstone Drive, in the esteemed Highfield Park development near Hill End Lane Hospital, is well-planned and attractive. It's near shops, leisure facilities, a railway station, nurseries, gyms, and top schools, perfect for diverse buyers.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

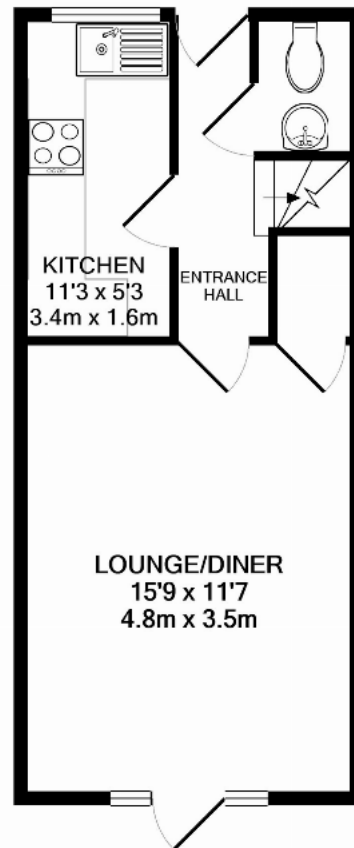




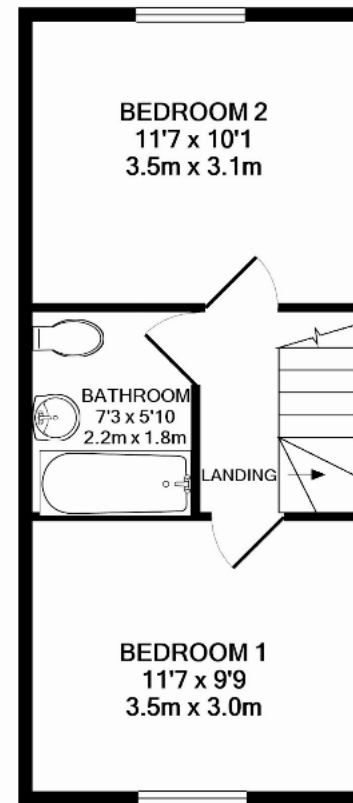








GROUND FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.2 SQ.M.)

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.